

FARMINGTON CITY
PLANNING COMMISSION MEETING
June 14, 2012

WORK SESSION

***Present:** Chairman Michael Nilson, Commissioners Brett Anderson, Kris Kaufman, Brigham Mellor, Bob Murri, and Michael Wagstaff, Alternate Commissioners Brad Dutson and Mack McDonald, Associate City Planner Christy Alexander, and Recording Secretary Cynthia DeCoursey. Commissioner Rick Draper was excused.*

#3 – Evanland Farms, LLC – Applicant is requesting a recommendation for Final Plat approval for the Van Zweden Subdivision

Christy Alexander said nothing has changed since the original approval in 2011, and there was a brief discussion of related issues.

#4 – Shepard Ridge Enterprises L.C. – (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Oakwood Estates Conservation Subdivision

Christy Alexander said the plan was to tie the two cul de sacs together into a large loop, but the grade is too steep. The length of the road will be 850 feet which is within the City's requirement.

#5 – John Cahoon – (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Bray Amended Subdivision encompassing 3.16 acres and 4 lots located at approximately 1940 North Oakwood Place in an LR-F zone. (S-9-12)

This amendment will subdivide the owner's property and add one more lot. A landscape plan will be required during the next step of the approval process.

#6 – Candland Olsen – (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Farmington Creek Estates Phase 4 PUD Subdivision

The Development Agreement for this Subdivision expired, and following a brief discussion, the Commission determined that another Agreement should be drafted.

#7 – Northstar Homes & Development LLC – Applicant is requesting Preliminary Plat approval for the Meadow View Conservation Subdivision

There are several awkward pieces of open space in this Subdivision, and the City plans to ask for a waiver of open space.

#8 – Symphony Homes LLC – Applicant is requesting Preliminary Plat approval for the Chestnut Farms Phase 2 PUD Subdivision

The applicant must provide a letter of intent to provide secondary shares from Weber Basin Water and an acceptable street tree plan. The applicant has been working with neighbors to solve drainage issues.

#9 – Leisel Barber & Ashlee Haslam– (Public Hearing) – Applicant is requesting a conditional use permit for the operation of a small wholesale nursery located at 272 South 1525 West in an A zone. (C-7-12)

City staff is recommending approval of this request, and there are no unresolved issues.

#10 – Kirk Barker – (Public Hearing) – Applicant is requesting a conditional use permit for an accessory dwelling and a real estate home office located at 457 North 200 East in an OTR zone. (C-6-12)

There was a brief discussion of this request, and the Commission asked staff to make sure the applicant realizes that these additional spaces may not be rented.

#11 – Craig Holmes – (Public Hearing) – Applicant is requesting a recommendation of approval of an amendment to the Zoning Ordinance allowing small neighborhood U-haul dealerships as a conditional use in the BR zone. (ZT-4-12)

Chairman Nilson reminded the Commission that this item was tabled at the previous meeting because the applicant was out of town. There was a discussion of numerous issues involved with this request—including the number of vehicles which would be allowed, street parking, compatibility with the historic district, and hours of operation. A letter submitted by the Historic Commission was also reviewed.

#12 – Farmington City – (Public Hearing) – Applicant is requesting a recommendation of approval of an amendment in the Zoning Ordinance regarding open storage in residential zones. (ZT-5-12)

Michael Wagstaff suggested that City staff obtain copies of zoning regulations from several other cities in the state to determine what Farmington's regulations should be regarding open storage in residential zones.

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REGULAR SESSION

***Present:** Chairman Michael Nilson, Commissioners Brett Anderson, Kris Kaufman, Bob Murri, and Michael Wagstaff, Alternate Commissioner Mack McDonald, Associate City Planner Christy Alexander, and Recording Secretary Cynthia DeCoursey. Commissioners Rick Draper and Brigham Mellor and Alternate Commissioner Brad Dutson were excused.*

Chairman Nilson began the meeting at 7:00 p.m. and welcomed those in attendance. An opening prayer was offered by Commissioner **Bob Murri**.

#1 – Minutes

Motion:

Michael Wagstaff made a motion to approve the minutes of the June 5, 2012 Planning Commission Meeting. The motion was seconded by **Bob Murri** and approved by Commissioners **Anderson, Kaufman, Murri, Nilson**, and **Wagstaff** and Alternate Commissioner **McDonald**.

#2 – City Council Report

Christy Alexander reported that the City Council approved the Zone Text Amendment to allow real estate offices as home occupations and the Amendment to the Park Lane Commons Subdivision Plat and Minor Subdivision.

SUBDIVISION APPLICATIONS

#3 – Evanland Farms, LLC – Applicant is requesting a recommendation for Final Plat approval for the Van Zweden Subdivision encompassing 3.17 acres and consisting of 3 lots located at approximately 150 South 1525 West in an AE zone. (S-9-11)

Christy Alexander explained that final plat approval was granted in August of 2011 but expired prior to recordation. There were no changes, and staff recommended approval.

Motion:

Bob Murri made a motion to recommend that the City Council approve the Final Plat for the Van Zweden Subdivision subject to all applicable Farmington City ordinances and development standards and the conditions established during Preliminary Plat approval. The motion was seconded by **Mack McDonald** and approved by Commissioners **Anderson, Kaufman, Murri, Nilson,** and **Wagstaff** and Alternate Commissioner **McDonald**.

Findings:

1. The proposed final plat is consistent with the previously approved Preliminary and Final Plats.
2. The proposed subdivision meets all the requirements for approval of a Final Plat.

#4 – Shepard Ridge Enterprises L.C. – (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Oakwood Estates Conservation Subdivision encompassing 10.1 acres and 17 lots located at approximately N. Compton Road and Oakwood Place in an LR-F zone. (S-7-12)

Christy Alexander said the only change is that the cul de sacs will no longer be connected into a large loop and the developer will be asked to apply for a waiver of open space or to reconfigure the proposed open space to make it more accessible. Staff proposed that a trail be located on the west side of the creek, and there was no —the Trails Committee was fine with that. She also reported that staff did not receive any feedback from residents.

Applicant **Lew Swain**, 1688 North Canyon Circle, said their original open space design was problematic and did not accomplish the objectives the City had established for open space.

Public Hearing:

The Public Hearing opened at 7:10 p.m. There were no comments, and it was closed.

Motion:

Brett Anderson made a motion to recommend that the City Council approve the Schematic Plan for the Oakwood Estates Revised Conservation Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant will continue to work with the City and other agencies to address any outstanding issues remaining with regard to the Schematic Plan prior to Preliminary Plat approval;
2. The applicant must obtain a signed Property Owner's Affidavit from **John Cahoon** prior to Preliminary Plat approval;
3. The applicant must receive approvals of the Preliminary Plat from the Planning Commission and the Final Plat from the City Council in order to record the proposed subdivision.

The motion was seconded by **Mack McDonald** and approved by Commissioners **Anderson, Kaufman, Murri, Nilson, and Wagstaff** and Alternate Commissioner **McDonald**.

Findings:

1. The proposed schematic subdivision is in substantial compliance with all subdivision and zoning requirements for a schematic subdivision approval including:
 - a. A completed application;
 - b. Minimum lot sizes as set forth in the LR-F zone;
 - c. Description and preliminary layout of utilities and other services required;
2. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.

#5 – John Cahoon – (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Bray Amended Subdivision encompassing 3.16 acres and 4 lots located at approximately 1940 North Oakwood Place in an LR-F zone. (S-9-12)

Christy Alexander explained that this minor Subdivision is adjacent to Oakwood Estates. Several of the lots were not consistent with the 85-foot setback (the City's minimum requirement), but the City Engineer is working to fix that problem. **David Wilding**, 2295 South 700 East, Bountiful, is the engineer working on this Subdivision, and he confirmed that the setback issue will be solved prior to recordation.

Public Hearing:

The Public hearing opened at 7:15 p.m. There were no comments, and it was closed.

Motion:

Michael Wagstaff made a motion to recommend that the City Council approve the Schematic Plan for the Bray Amended Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant will continue to work with the City and other agencies to address any outstanding issues remaining with regard to the Schematic Plan prior to Plat approval;
2. The applicant must obtain a signed Property Owner's Affidavit from Shepard Ridge Enterprises L.C. prior to Plat approval;
3. Applicant must receive approvals of the Final Plat and Plat Amendment from the City Council in order to record the proposed subdivision.

The motion was seconded by **Bob Murri** and approved by Commissioners **Anderson, Kaufman, Murri, Nilson, and Wagstaff** and Alternate Commissioner **McDonald**.

Findings:

1. The proposed schematic subdivision is in substantial compliance with all subdivision and zoning requirements for a schematic subdivision approval including:
 - a. A completed application;
 - b. Minimum lot sizes as set forth in the LR-F zone;
 - c. Description and preliminary layout of utilities and other services required;

2. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.

#6 – Candland Olsen – (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the Farmington Creek Estates Phase 4 PUD Subdivision encompassing 3.65 acres and 7 lots located at approximately 1100 West Country Lane in an AE-PUD zone. (S-3-12)

Christy Alexander said the previous Development Agreement expired, and this is the final phase in the Subdivision. The City's main concern is that the lots are currently in the flood plain and must be raised.

Candland Olsen said approximately 2-5 feet of fill would be necessary for each home to be raised above the flood plain—the exact measurements are indicated on the plat.

Public Hearing:

Chairman Nilson opened the Public Hearing at 7:25 p.m.

Lori Palmer, 552 South 1025 West, said they have lived in west Farmington for 15 years, and their back yard floods every year. Their lot is the lowest point in the subdivision, and if these lots are built up, their water problems will increase. When they purchased their property, they were told that there would be a 15-foot wide horse trail along the length of the property.

Ralph Crook, 624 South 1025 West, said there is already a serious lack of drainage in the area, and 7-8 homeowners along the back property line are concerned about excess water in their back yards. He asked if the construction equipment could follow the creek route rather than using the existing roads.

Jason Howard, 473 South 1100 West, asked the City to consider the bridge on 1100 South which is unstable and would not be able to handle additional traffic.

Candland Olsen explained that they donated property to the City for the horse trail. However, the City later deeded the horse trail property back to him and took 7 ½ feet along 1100 West so they could have an 80-foot right-of-way; therefore, the horse trail idea was abandoned.

The Public Hearing was closed at 7:30 p.m. **Christy Alexander** said Davis County plans to convert the culverts in the area and upgrade the bridge, and the haul routes are determined by the City's Storm Water official. The Commission recommended a new development agreement which will address outstanding issues.

Motion:

Brett Anderson made a motion to recommend that the City Council approve the Schematic Plan for the Farmington Creek Estates Phase 4 PUD Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant will continue to work with the City and other agencies to address any outstanding issues remaining with regard to the Schematic Plan prior to Preliminary Plat approval;
2. Applicant must receive approvals of the Preliminary Plat from the Planning Commission and Final Plat from the City Council in order to record the proposed subdivision.
3. The applicant will enter into a development agreement with Farmington City.

The motion was seconded by **Bob Murri** and approved by Commissioners **Anderson, Kaufman, Murri, Nilson, and Wagstaff** and Alternate Commissioner **McDonald**.

Findings:

1. The proposed schematic subdivision is in substantial compliance with all subdivision and zoning requirements for a schematic subdivision approval including:
 - a. A completed application;
 - b. Minimum lot sizes as set forth in the AE-PUD zone;
 - c. Description and preliminary layout of utilities and other services required;
2. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area;
3. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.

#7 – Northstar Homes & Development LLC – Applicant is requesting Preliminary Plat approval for the Meadow View Conservation Subdivision encompassing 11 acres and 19 lots located at approximately 1525 West and Spring Creek Drive in an AE zone. (S-10-11)

Christy Alexander said this Subdivision was approved in 2007, but the developer was unable to proceed, and the approvals expired. Most of the outstanding issues have been solved, but open space is still a concern. The City is in the process of crafting a Transfer of Development Rights (TDR) Ordinance which would allow developers to transfer small areas of open space to other areas of the City. If the open space arrangement is approved, the developer may request 5 additional lots in Phase 2.

Applicant **Jared Darger**, 15757 S. Pack Saddle Drive, Bluffdale, said they are excited to move forward with this development.

Motion:

Bob Murri made a motion to approve the Preliminary Plat for the Meadow View Conservation Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant continues to work with the City and other agencies to address any outstanding issues remaining with regard to the Preliminary Plat prior to Final Plat approval;
2. The applicant must show documentation of secondary water shares prior to going forward to Final Plat approval;
3. The applicant must have portions of the 1525 West right-of-way vacated prior or concurrent to Final Plat approval;
4. Applicant must receive approval of the Final Plat from the City Council in order to record the proposed subdivision.
5. Applicant will submit a street tree plan which will be approved by City staff.

The motion was seconded by **Mack McDonald** and approved by Commissioners **Anderson, Kaufman, Murri, Nilson, and Wagstaff** and Alternate Commissioner **McDonald**.

Findings:

1. The proposed Preliminary Plat is consistent with the previously approved Schematic Plan.
2. The proposed Subdivision meets all the requirements for approval of a Preliminary Plat.

#8 – Symphony Homes LLC – Applicant is requesting Preliminary Plat approval for the Chestnut Farms Phase 2 PUD Subdivision encompassing 10.5 acres and 16 lots located at approximately 300 South and 1350 West in an AE-PUD zone. (8-16-11)

Christy Alexander said this request is for a major PUD subdivision, and the zone is AE (PUD). Staff is waiting for a letter from the Weber Basin Water District to verify the applicant's secondary water shares. Symphony Homes met with neighbors in the area to work out drainage issues, but staff has not had time to review those plans. The City's storm water official has approved the Subdivision.

John Wheatley, Symphony Homes, said they feel that this plan addresses many of the concerns which were expressed by residents and Commissioners. They reduced the number of homes in this Phase so that it no longer involves the western connection. The drainage plan they submitted was approved by the City's storm water official. He met with neighbors in the area, and Symphony plans to help solve some of their issues.

Motion:

Kris Kaufman made a motion to approve the Preliminary Plat for the Chestnut Farms Phase 2 PUD Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant must continue to work with the City and other agencies to address any outstanding issues remaining with regard to the Preliminary Plat prior to Final Plat approval;
2. The applicant must show documentation of secondary water shares prior to going forward to Final Plat approval;
3. The applicant must provide an acceptable street tree plan for review by the Planning Commission prior to Final Plat recommendation;
4. The applicant must receive Final Plat approval from the City Council in order to record the proposed subdivision.

The motion was seconded by **Michael Wagstaff** and approved by Commissioners **Anderson, Kaufman, Murri, Nilson**, and **Wagstaff** and Alternate Commissioner **McDonald**.

Findings:

1. The proposed Preliminary Plat is consistent with the previously approved Schematic Plan.
2. The proposed subdivision meets all the requirements for approval of a Preliminary Plat.

CONDITIONAL USE APPLICATIONS

#9 – Leisel Barber & Ashlee Haslam– (Public Hearing) – Applicant is requesting a conditional use permit for the operation of a small wholesale nursery located at 272 South 1525 West in an A zone. (C-7-12)

Christy Alexander said this nursery will provide perennials and native grasses and plants, etc. Very little additional traffic is anticipated, and the use will fit in with the rural nature of the area. She also pointed out that if they construct a building larger than 250 square feet, a building permit will be required.

Liesel Barber, 272 South 1525 West, said they will have a temporary structure—a small cold frame.

Public Hearing:

Chairman Nilson opened the Public Hearing at 7:50 p.m. There were no comments, and it was closed.

Motion:

Michael Wagstaff made a motion to approve a conditional use permit for a small wholesale nursery located at 272 South 1425 West subject to all applicable Farmington City ordinances and standards and the following conditions:

1. Hours of operation are limited to 6:00 a.m. to 8:00 p.m.
2. The applicant must obtain a sign permit from the City for any sign proposed in the future for the business.
3. The applicant must provide to City staff a general layout/site plan anticipated for the business.

The motion was seconded by **Bob Murri** and approved by Commissioners **Anderson, Kaufman, Murri, Nilson**, and **Wagstaff** and Alternate Commissioner **McDonald**.

Findings:

1. The wholesale nursery use is consistent with rural residential character of the neighborhood and vicinity.
2. The use will not generate a substantial increase in traffic in the area.
3. The use is seasonal in nature and will not negatively impact surrounding properties.

#10 – Kirk Barker – (Public Hearing) – Applicant is requesting a conditional use permit for an accessory dwelling and a real estate home office located at 457 North 200 East in an OTR zone. (C-6-12)

Christy Alexander pointed out that accessory dwellings may be used for extended family members but may not be rented out. Secondary dwellings may be rented out, but they are not allowed in this zone. **Chairman Nilson** said he has a business relationship with the applicant, **Kirk Barker**, and he recused himself from voting. The applicant was not in attendance.

Public hearing:

The Public Hearing opened at 7:55 p.m. There were no comments, and it was closed. Staff received an email from neighbors **Marlo & Sherry Wilcox** who stated that they are not opposed to the request.

Motion:

Bob Murri made a motion to approve a conditional use permit allowing an accessory dwelling in the lower level of an existing garage on property located at 457 North 200 East as well as the ability to use the dwelling as an office when not occupied by relatives subject to all applicable Farmington City ordinances and standards and the following conditions:

1. The applicant will continue to work with the City's Community Development Department to obtain all necessary building permits.
2. The accessory dwelling will be used as indicated by the applicant and will be operated within the provisions of the accessory dwelling ordinances.
3. The applicant must comply with all standards established for home occupations as set forth in Chapter 35 of the Zoning Ordinance.

The motion was seconded by **Mack McDonald** and approved by Commissioners **Anderson, Kaufman, Murri** and **Wagstaff** and Alternate Commissioner **McDonald**. **Chairman Nilson** did not vote.

Findings:

1. The building in which the accessory dwelling is proposed exists on the property and will not impact adjacent properties any further than it is presently.
2. The use will not generate a substantial increase in traffic in the area.
3. The owner may not rent the unit to a non-family member as defined in the Utah State Code and the Farmington City Zoning Ordinance.

ZONING ORDINANCE TEXT CHANGES

#11 – Craig Holmes – (Public Hearing) – Applicant is requesting a recommendation of approval of an amendment to the Zoning Ordinance allowing small neighborhood U-haul dealerships as a conditional use in the BR zone. (ZT-4-12)

Christy Alexander said staff would like to preserve the historic character of Main Street. This use is not currently permitted the BR zone, but it is permitted in other zones. They are concerned about U-haul trucks being parked on Main Street and 100 North. **Alyssa Revel**, Chair of the Historic Commission, stated that they are not in favor of allowing a U-Haul dealership in this location. She explained that the existing use of the building (windshield repair) was grandfathered in—it was a lesser use than the previous business. There are specific zones in the city which would allow a U-haul business as a permitted or conditional use. Farmington is unique because Main Street is mostly residential.

Applicant **Craig Holmes** said that during the past nine months not one client has parked on the street when returning a truck and/or trailer. Clients are given specific instructions, and if no off-street parking available, the client will be sent to another location. He realizes that Farmington is an old town with a great history, but U-haul also has a great history. He has booked over 130 trucks and/or trailers in Farmington since the first of the year, and residents have been grateful that they did not have to make several trips to Layton or Bountiful. He would like to work with the City to address the parking and/or historical issues. There was a car repair shop in this location for 67 years. The Precision Windshield sign is 3' by 8', and the U-haul sign is 12" by 18", and he would be willing to park only one truck in the front if it is a huge issue for the City. He also pointed out that 100 years ago, there was a blacksmith shop in this location, so it has been involved with transportation for a long time.

Public Hearing:

At 8:10 p.m. **Chairman Nilson** explained that this public hearing was continued from the previous Planning Commission Meeting on May 24, 2012.

Cliff Lackman, U-Haul Area Field Manager, 55 E. 3900 S., Salt Lake City, said 98% of U-haul's business is through the internet, they handle only residential moving, and outbound/inbound clients are carefully regulated. A U-haul business cuts down on traffic and carbon emissions. There are similar businesses in the area—two car repair shops and a welding shop—and he asked that the Commission to approve this request.

Chairman Nilson added to the record a letter from **Alysa Revell**, Chair of the Historic Preservation Commission which stated that they are against this request. The public hearing was closed at 8:15 p.m.

The Commission discussed various details associated with this request.

Michael Wagstaff referred to a section of the letter from **Ms. Revell**: "the purpose of the BR zone is to limit commercial uses," but there is a long list of possible uses which are far from complementing a historical district. Another purpose is "to encourage compatibility between new and existing development and to

enhance the physical appearance of the district”. He questioned whether a U-haul business does or does not do that. The letter also states: “where applicable, to reinforce the historic character and development pattern of the district.” He asked if this would apply to any of the conditional uses listed in the ordinance—many of the listed uses would be worse than a U-haul business. The overlay of the conditional uses and historic district are conflicting, and he asked what time period would be as standards for the Historic District.

Brett Anderson agreed and read the list of 26 uses which would be allowed in the BR zone. He asked if it would be classified as “historic” if it was an Amish wagon moving company. He said he was leaning toward approval of the request and does not know how a distinction can be logically drawn between this business and a towing, welding, auto repair, or any other business that is on Main Street.

Chairman Nilson said the historic designation only occurred in the past year and changes may need to be made to the ordinance. He wanted the record to show that the City has not ignored this use, and the business could be located in other areas of the City. He reminded the Commission that their responsibility is to decide how they want the City to grow and to determine what the entire city would want.

Mack McDonald agreed and said the City needs standards for the historic district. This location will not make or break the U-haul company, and he does not think a rental business fits on Main Street. In Salt Lake City each business had to be compatible with the requirements of the historic district which are very specific. He also expressed concern about setting a precedent.

Kris Kaufman said that one of the main concerns of City staff is the parking on Main Street and 100 North, but the City can establish a condition and regulate the parking. The owner has given his word that U-haul trucks will not be parked on those streets, and if they are, the City can pull his conditional use permit. The U-haul trucks parked in front of this building do not bother him and other people he has spoken with. The applicant owns the property and seems to be a good citizen.

Bob Murri said he appreciates both the small business owners and residents in Farmington, and he wants the businesses and homes along Main Street to look presentable. He agreed that the list of current uses is very broad, and changes may need to be made.

Motion:

Mack McDonald made a motion to deny the request for an amendment to the Zoning Ordinance allowing small neighborhood U-haul dealerships as a conditional use in the BR zone. There was no second to the motion, and it died.

There was further discussion regarding the zoning and possible standards for the Historic District.

Motion:

Michael Wagstaff made a motion to recommend that the City Council approve an amendment to the Zoning Ordinance allowing small neighborhood residential self-moving truck/trailer companies not to exceed eight vehicles. The motion was seconded by **Brett Anderson** and a roll call vote was taken: Commissioners **Anderson, Kaufman, Murri** and **Wagstaff** voted in favor of the motion and **Chairman Nilson** and Alternate Commissioner **McDonald** voted against the motion.

#12 – Farmington City – (Public Hearing) – Applicant is requesting a recommendation of approval of an amendment in the Zoning Ordinance regarding open storage in residential zones. (ZT-5-12)

Motion:

Bob Murri made a motion to table this request to allow additional time for staff to obtain information from other cities and how they deal with this issue. **Michael Wagstaff** seconded the motion which was approved by Commissioners **Anderson, Kaufman, Murri, Nilson,** and **Wagstaff** and Alternate Commissioner **McDonald**.

ADJOURNMENT

Motion:

At 9:00 p.m. **Bob Murri** made a motion to adjourn the meeting which was approved by Commissioners **Anderson, Kaufman, Murri, Nilson,** and **Wagstaff** and Alternate Commissioner **McDonald**.

Michael Nilson, Chairman
Farmington City Planning Commission